



# Town Council Agenda Report

**SUBJECT: SITE PLAN**

Application No. and Location: SP 5-2-00, 4071 SW 47th Avenue

**CONTACT PERSON/NUMBER:** Mark Kutney, AICP (797-1101)

**TITLE OF AGENDA ITEM:** New Town Commerce Center "StarBrite"

**REPORT IN BRIEF:** The applicant is requesting approval for the Phase I portion of a single story office/warehouse facility, landscaping and associated parking. The proposed 20,240 square foot building will be located on Parcel A of Tract 10 within the New Town Commerce Center. Phase II will not be reviewed at this time. Building materials are white concrete tilt-up panels and bronze aluminum window frames. Gray painted canopies are provided on the west elevations over the main entrance doors facing Kean Road. The overhead and rear access doors will also be in gray. The total height of the building will be 30'-2" to the top of parapet. The landscape plan provides for 13.5% open space within Phase I with an additional 7.7% to be retained at the time of Phase II construction, satisfying the 20% minimum required for the site. Parking has been designed to meet code.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** The Site Plan Committee recommended approval based on the planning report and that the petitioner change the front entry to a hip roof with two columns and that planting material in front be switched from Hibiscus to Nora Grants. (motion carried 4-0 June 27, 2000, James Marcellini absent).

**RECOMMENDATION(S):** *Based upon the above, staff recommends approval of application SP 5-2-00 subject to the following conditions prior to the issuance of a building permit.*

1. Revising the parking calculations to reflect 1 space per 540 square feet of office/warehouse use. The required parking will be 37 spaces. ~~This will allow you to increase the 10' landscape buffer along the west perimeter to 20' in width by eliminating the 12 compact parking stalls and continuing the proposed trees to the end of the property.~~ The parking stall layout will be revised to split the spaces up between 15-20' landscape islands along the west perimeter.
2. ~~Changing the Washingtonia Palms for groupings of Sabal Palms (14-18' OA. bouted).~~ The Washingtonia Palms will be substituted for Double Carpentaria Palms along the building front.
3. Providing shrubs along the north side of the building.
4. Changing all of the proposed Live Oak and Wax Myrtle trees for Dahoon Holly, Callophyllum, or Satin Leaf trees 10-12' OA. within the parking islands.
5. ~~Providing Dwf. Hex ground cover in all of the parking islands including the two islands on opposite sides of the NW drive aisle.~~ A drought tolerant groundcover will be used.
6. Revising the tree calculations to reflect the correct number of trees provided on the plan.

Item No

7. ~~Providing a hedge (24"x24") along the east side of the perimeter wall to match adjacent parcels.~~  
Additional ground cover will be added to the parking islands and planter space along the north side of the building.
8. Providing a note on the elevations for the exterior color to match adjacent buildings.
9. Revising the landscape and lighting plans to reflect the correct orientation of the dumpster.
10. ~~Providing Live Oaks (14-16' OA.) on the west side of the wall (1 per 40lf. of the length of the property).~~
11. Providing cross sections for the south and west property lines to include existing off-site elevations. Confirm that the standard minimum requirements of (4:1 H/V) slope with a 2' flat area, adjacent to property line, can be maintained in these areas.

**Attachment(s):** Planning report, Land use map, Subject site map, Aerial.

**Application #:** SP 5-2-00  
New Town Commerce Center “Star Brite”

**Item No.**

**Revisions:** June 29, 2000

**Exhibit “A”:**

**Original Report Date:** June 23, 2000

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**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

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**APPLICANT INFORMATION**

**Owner/ Petitioner:**

**Name:** PEJE Inc.

**Address:** 4041 S.W. 47th Ave.

**City:** Ft. Lauderdale, FL. 33317

**Phone:** (954) 587-2613

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**BACKGROUND INFORMATION**

**Application Request:** Site Plan approval

**Address/Location:** 4071 SW 47th Avenue

**Land Use Plan Designation:** Industrial

**Zoning:** M-3 (Planned Industrial Park District)

**Existing Use:** Vacant parcel within the New Town Commerce Center

**Site Area:** 2.81 acres

**Surrounding Land Use:**

**North:** Office/Warehouse

**South:** Office/Warehouse

**East:** Office/Warehouse

**West:** Sadisco wrecked vehicle storage to the west of Kean Road

**Surrounding Zoning:**

**North:** M-3 Planned Industrial Park District

**South:** M-3 Planned Industrial Park District

**East:** M-3 Planned Industrial Park District

**West:** M-4 Limited Heavy Industrial District (Hacienda Village)

**ZONING HISTORY**

**Previous Requests on Same Property:** None

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**DEVELOPMENT PLAN DETAILS**

**Development Details:**

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant is requesting approval for the Phase I portion of a single story office/warehouse facility, landscaping and associated parking. The proposed 20,240 square foot building will be located on Parcel A of Tract 10 within the New Town Commerce Center. Phase II will not be reviewed at this time.
2. *Building:* Building materials are white concrete tilt-up panels and bronze aluminum window frames. Gray painted canopies are provided on the west elevations over the main entrance doors facing Kean Road. The overhead and rear access doors will also be in gray. The total height of the building will be 30'-2" to the top of parapet.
3. *Parking and access:* Thirty seven (37) parking spaces are required for the Phase I portion of construction with 49 provided. The closest access to the subject site will be from Kean Road.
4. *Landscaping:* The landscape plan provides for 13.5% open space within Phase I with an additional 7.7% to be retained at the time of Phase II construction, satisfying the 20% minimum required for the site. The west perimeter proposes Live Oaks, Washingtonia Palms and Pink Tabebuia trees. An existing 8' CBS wall also runs along the west perimeter. Proposed interior trees are Live Oak and Wax Myrtle.
5. *Signage:* Signage will be reviewed at a later date.
6. *Drainage:* On site drainage will flow to existing drains.

**Summary of Significant Development Review Agency Comments**

None

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## Applicable Codes and Ordinances

The effective code of ordinances governing this project is Town of Davie Development Code.

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### Comprehensive Plan Considerations

**Planning Area:** The proposed project is within the Planning Area No. 6. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial Flex has been applied to industrial land use plan designated lands on both sides of the Davie Road corridor between State Road 84 and Nova Drive.

**Broward County Land Use Plan:** The subject site is governed by the plat titled "New Town Commerce Center " restricted to 480,000 square feet of industrial and 120,000 square feet of office

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### Staff Analysis and Findings of Fact

The proposed site plan is consistent with the development and use standards of the Town of Davie Development Code.

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### Staff Recommendation

**Recommendation:** *Based upon the above, staff recommends approval of application SP 5-2-00 subject to the following conditions prior to the issuance of a building permit:*

1. Revising the parking calculations to reflect 1 space per 540 square feet of office/warehouse use. The required parking will be 37 spaces. ~~This will allow you to increase the 10' landscape buffer along the west perimeter to 20' in width by eliminating the 12 compact parking stalls and continuing the proposed trees to the end of the property.~~ The parking stall layout will be revised to split the spaces up between 15-20' landscape islands along the west perimeter.
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plan.

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### Site Plan Committee

**Site Plan Committee Recommendation:** motion to approve based on the planning report items 6, 8, 9 and 11 and that the balance of the comments will be addressed with staff to work out an agreement with the [applicant], and if it cannot be worked out, the petitioner will come back to this Committee. (motion carried 4-0, June 27, 2000, James Marcellini absent).

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### Exhibits

1. Land Use Map
2. Subject Site Map
3. Aerial

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



TRANSPORTATION

Hacienda Blvd

INDUSTRIAL

S.W. 47th Ave.

SUBJECT SITE

INDUSTRIAL

Kean Rd

PETITION NUMBER

SP 5-1-00

Subject Site Area  
Future Land Use Plan

N

4

PREPARED 6/12/00  
BY THE PLANNING &  
ZONING DIVISION

T

Sunshine State Hwy.

Oakes Road  
Industrial Park (10415)

**M-4**  
(Hac. Vill.)

**M-2**  
G.P.I. Plat (116-300)

J.A.G. No. 1 (145-10)

S.W. 47th Ave.

**M-3**

**M-4**  
(Hac. Vill.)

(New Town Commerce Center)  
(128-19)



**SUBJECT SITE**

**M-4**  
(Hac. Vill.)

Sadisco  
Of Florida  
(105-41)

Parcel A

**M-3**

**M-4**  
(Hac. Vill.)

**M-3**

Keaton

And

PETITION NUMBER  
SP 5-2-00  
Subject Site Area Zoning Map  
PREPARED 6/12/00  
BY THE PLANNING &  
ZONING DIVISION

N  
4  
Scale 1"=100'



FLORIDA TURNPIKE

SUBJECT

THE

WACIENDA BLVD

KEAN ROAD

SW 47 AVENUE

N  
↑  
DATE FLOWN  
JANUARY 1998  
SCALE: NTS  
SP 5-2-00